

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22 Cross Street, Brighton VIC 3186

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,150,000

&

\$2,350,000

### Median sale price

Median price

\$3,225,000

Property Type

House

Suburb

Brighton

Period - From

12/08/2024

to

11/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
249 Brighton Road Elwood VIC 3184	\$2,245,000	19/12/2024
12 Oakwood Avenue Brighton VIC 3186	\$2,480,000	26/09/2024
4 Saturn Street Caulfield South VIC 3162	\$2,450,000	03/09/2024

This Statement of Information was prepared on:

12/02/2025